

APP/16/00327 | Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point (Approved 22/07/2016). Request to Discharge Conditions 4, 5, 7 and 8 (07/10/2016). | 11 Bound Lane, Hayling Island, PO11 9HU 16.1871

The submitted Ecological Mitigation Plan (Viewpoint Associates, September 2016) provides a simple and clear strategy for addressing the treatment of ecological features within the site. Proposals are made for undertaking pre-works checks for nesting birds, climbed inspections of a tree for bats and a reptile capture and translocation exercise. These measures are acceptable and should therefore be implemented as described.

Some details are provided on lighting, with bollard-type luminaires proposed in most areas. I would still like to see a lighting contour map which demonstrates that dark areas (with no illumination) can be achieved around the site boundaries where bat activity was recorded. This is one of the few larger open and unlit spaces in the immediate vicinity and so measures to retain unlit areas for foraging/commuting bats (and other species) must be integral to the design.

There is also no indication of the proposed timeframe for ongoing management of all ecological features (e.g. wildflower areas). This will be the responsibility of the developer and, subsequently, a residents' management company but there is no long-term timetable for actions.

These two matters notwithstanding, I am content that the submitted measures are sufficient for the discharge of condition 4.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**